US Army Corps of Engineers

Modular Force Construction Program

Program Execution/Acquisition Industry Forum
El Paso, TX

18 January 2006

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Serving the Nation

~ One Team – Relevant, Ready, Responsive, Reliable ~

Agenda

- MILCON Transformation – Steve Wright
- Concept of Operation
  - Land Development
  - Product Line
- Status of Program
- Acquisition Strategy – Lisa Billman

MILCON Transformation

Comparison Facilities:

- Barracks – Apartments
- Dining Facilities – College Cafeterias
- Battalion/Brigade Headquarters – Office Buildings
- Company Operations Facilities – Light Industrial Bldgs
- Vehicle Maintenance Shops – Heavy Equipment Repair Fac

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MILCON Transformation

Results of Industry Forums:

- ***Centralize management*** of this new MILCON Program initiative
- Utilize **industry *standards, codes and best practices*** and keep only specialized requirements necessary to meet the Army's needs
- ***Standardize solicitations***, utilize standard models for each facility
- ***Standardize source selection*** criteria and evaluation process
- Consider ***construction methods*** used by private industry
- Issue ***performance based contracts*** vs current prescriptive contracts
- Consider ***non-traditional construction methods*** such as pre-fabricated, pre-engineered, panelized, and modular construction
- Use ***repeat business*** as an incentive for good performance
- Size contracts so that ***Small Business*** can bond

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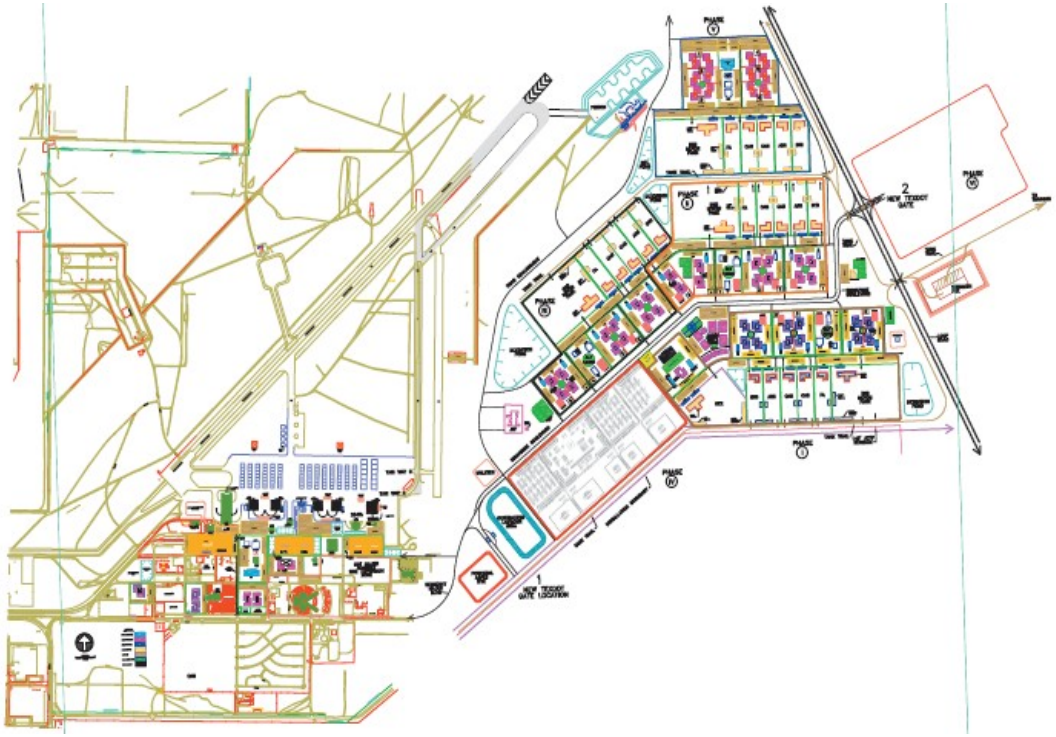
Land Development Approach



- Acquire services of an experienced ***land development engineering firm***
- This firm is a ***significant part of the program delivery team***
- The firm will be ***responsible for all aspects*** of site development, site design and the integration of all utilities and facilities
- This firm will also provide ***manpower to assist*** with the project management and construction oversight duties
- Site and infrastructure ***construction work*** will be accomplished by ***Infrastructure Multiple Award Task Order Contracts*** (MATOCs)

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Land Development Engineer
Scope of Services

- **Site Development**
  - Environmental Consideration
  - Land Usage
  - Cost Controls
  - Transportation - Site and Regional Corridors
  - Utility - Corridors and Easements
  - Drainage
- **Site Design**
  - Access Control Facilities
  - Roads, Airfield Aprons, Pavements
  - Drainage
  - Lighting
  - Landscaping
- **Site Integration**
  - Traffic Management
  - Phasing
  - Utilities (gas, elect, water, wastewater, communication)
  - Buildings
  - Storm Drainage
- **Management and Oversight Support**
  - Market Conditions
  - Program and Project Management
  - Project Controls
  - Construction Management
  - Quality Assurance

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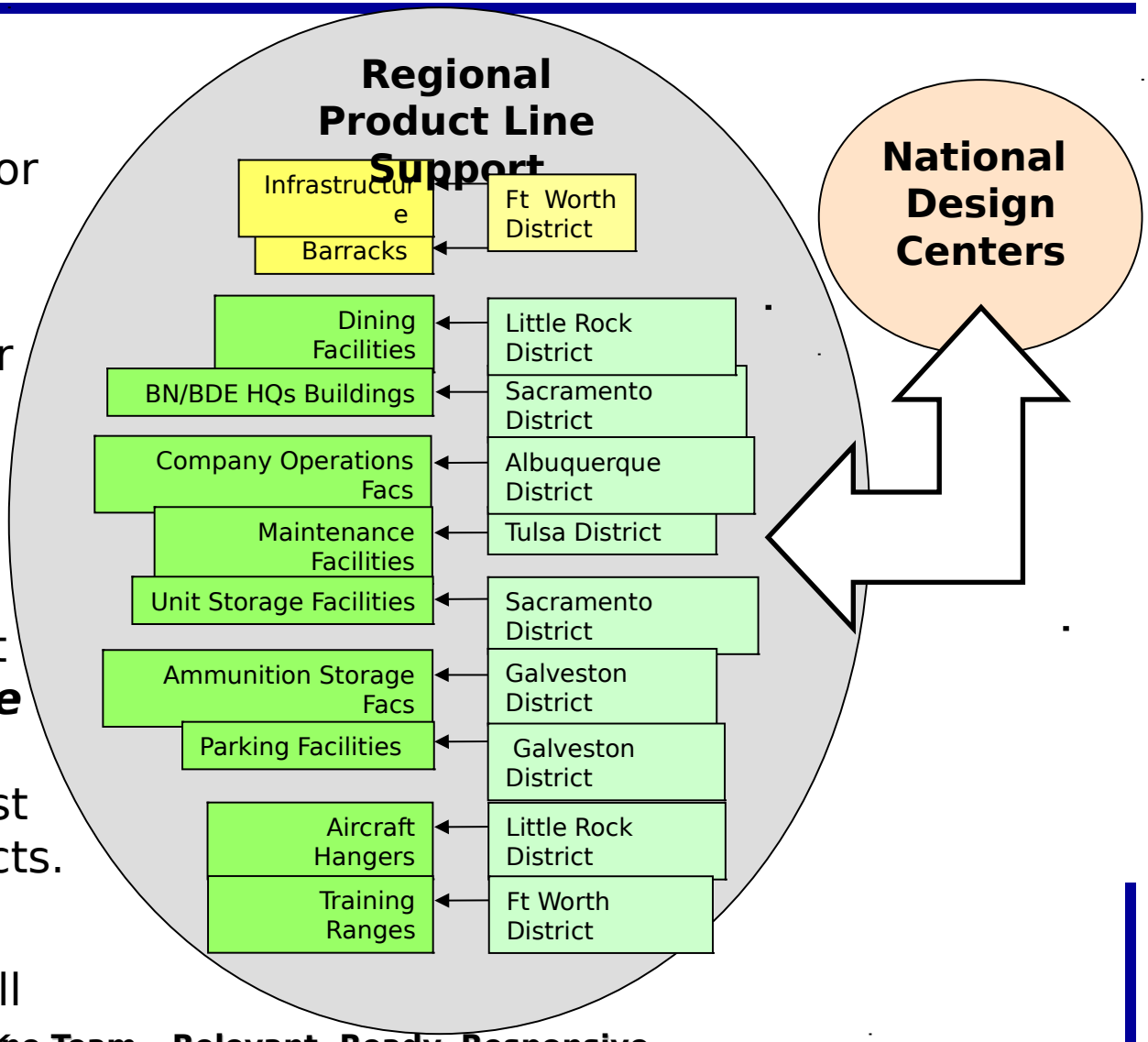
Product Line Approach

- Facilities are provided through ***Design-Build IDIQ Contracts*** set up for each type of facility (Product-Lines).
- Standards & Criteria for each product-line is provided by ***USACE Design Centers***
- Support Districts are assigned to each product line and provide ***"Cradle to Grave"*** support for task orders issued against their product-line contracts.
- ***On-site Resident Offices*** will administer all site and product-line task orders execution



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Product-Line Design/Build IDIQ Contracts

- Capitalizes on ***industry strengths*** and best practices
- Encourages ***non-traditional builders*** to compete
- Provides separable contract packages for ***small business opportunities*** and set-aside programs
- Provides repeat business ***incentive for good performance***
- Repetitive nature work ***reduces learning curve***, providing for lower cost, faster delivery and improved quality
- Facilitates incorporation of ***lessons learned*** into future task orders
- Maximizes ***sustainability opportunities***
- Allows supporting District to concentrate on one or two product lines and become the **expert within the region**

Milestone Events

Aug - Supporting Districts Workshop
Sep - Hired Interim Land Development Engineer
Oct - Utility Provider Workshop
Oct - Architectural Theme Workshop
Nov - BRAC Legislation
Dec - RFP Development Workshop
Dec - Regional Acquisition Plan Approval
Jan - Hired Program Director
Jan - Received Proposals for Permanent LDE
Jan - Completed Topo/Geotech/Environmental Investigations

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Current Activities

- Advanced Planning
  - Area Development Plan
  - Architectural Theme
  - Privatized Utility Provider Model RFPs
- Product Line
  - Regional Model IDIQ RFP
  - PL Specific Phase 1 RFPs
- Program Management
  - Advertising Permanent LDE Contract
  - Program Office Staffing and Facilities
  - Synchronization Schedule
- Environmental
  - Working on Draft Supplemental EIS

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FY 06 Schedules

Infrastructure

25 Jan 06 - Start Infrastructure Design
15 Mar 06 - Issue MATOC Solicitations
15 Jun 06 - Award Construction Task Orders
15 Jul 06 - Turn Dirt

Brigade Combat Team 1

1 Feb 06 - Issue Ph 1 Solicitations
24 Mar 06 - Short List Finalized
3 Apr 06 - Issue Ph 2 RFPs to Short Listed Firms
21 Jun 06 - Product Line IDIQ Contracts Awarded
7 Aug 06 - PL Design/Build Task Orders Awarded
15 Oct 06 - PL Construction Start

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Acquisition Strategy

- The Programmatic Acquisition Plan approved on December 2, 2005
  - Provides for approximately $600 Million that will be set-aside for 8(a),HUBZone, and SDVOSB
  - Approved contracts will be primarily for Ft. Bliss, but will also cover product line applicable work throughout the Southwest Region
  - Provides for a balanced approach of utilizing SATOCs (Single Award Task Order Contracts), MATOCS (Multiple Award Task Order Contracts) and “C” type or stand alone contracts to execute program requirements
    - Provides for maximum opportunities for small business and maximizes economies of scale to achieve time and cost savings
  - Product Line contracts are Design Build construction contracts and require 100% bonding per task order
  - The aggregate bonding requirements are listed on the following contract breakdown slides

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Acquisition Strategy

Southwestern Division Regional Projected Contract Rollup

Product Line	PL Contracts	Primary Location	Contract Type	No. of Contracts	Ordering Period	Executing District
Company Ops Facilities	X	Ft. Bliss	IDIQ	2	3 yrs	Albuquerque
Headquarters Bldgs	X	Ft. Bliss	IDIQ	2	3 yrs	Sacramento
Unit Storage	X	Ft. Bliss	IDIQ	1	3 yrs	Sacramento
Barracks	X	Ft. Bliss	IDIQ	3	3 yrs	Fort Worth
Parking	X	Ft. Bliss	MATOC	Up to 4	3 yrs	Galveston
Parking	X	Ft. Bliss	MATOC	Up to 4	3 yrs	Galveston
Dining Facilities	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
ACP	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
Maintenance Shops	X	Ft. Bliss	IDIQ	1	3 yrs	Tulsa
Ammo Storage	X	Ft. Bliss	IDIQ	1	3 yrs	Galveston
CDC	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
Aviation Ops Facilities	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
Fire Station	X	Ft. Bliss	IDIQ	1	3 yrs	Fort Worth
AE Land Developer Engineer (LDE)		Ft. Bliss	IDIQ	1	5 yrs	Fort Worth
Infrastructure		Ft. Bliss	MATOC	Up to 3	5 yrs	Fort Worth
Infrastructure		Ft. Bliss	MATOC	Up to 4	5 yrs	Fort Worth
Training Ranges		Ft. Bliss	MATOC	Up to 3	5 yrs	Fort Worth
Training Ranges		Ft. Bliss	MATOC	Up to 4	5 yrs	Fort Worth
Chapel		Ft. Bliss	"C" Type	2		Fort Worth
Fuels		Ft. Bliss	"C" Type	4		Fort Worth
Physical Fitness Center		Ft. Bliss	"C" Type	4		Little Rock

IDIQ - Indefinite Delivery Indefinite Quantity Contract
MATOC - Multiple Award Task Order Contract
"C" Type - Stand alone contract

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Acquisition Strategy

Regional Three Year Program (Unrestricted)

Product Line	Phase	PL Contracts	Primary Location	Contract Type	Ordering Period	Max Combination of Orders	Executing District
Company Ops Facilities #1	1	X	Ft. Bliss	IDIQ - UR	3 yrs	$ 100,000,000.00	Albuquerque
Headquarters Bldg #1	1	X	Ft. Bliss	IDIQ - UR	3 yrs	$ 40,000,000.00	Sacramento
Barracks #1	1	X	Ft. Bliss	IDIQ - UR	3 yrs	$ 200,000,000.00	Fort Worth
Maintenance Shops	1	X	Ft. Bliss	IDIQ - UR	3 yrs	$ 60,000,000.00	Tulsa
AE Land Developer Engineer (LDE)	1		Ft. Bliss	IDIQ - UR	5 yrs	$ 75,000,000.00	Fort Worth
Infrastructure #1	1		Ft. Bliss	MATOC - UR	5 yrs	$ 150,000,000.00	Fort Worth
Headquarters Bldg #2	2	X	Ft. Bliss	IDIQ - UR	3 yrs	$ 40,000,000.00	Sacramento
Barracks #2	2	X	Ft. Bliss	IDIQ - UR	3 yrs	$ 200,000,000.00	Fort Worth
Aviation Ops Facilities	2	X	Ft. Bliss	IDIQ - UR	3 yrs	$ 80,000,000.00	Little Rock
Training Ranges #1	2		Ft. Bliss	MATOC - UR	5 yrs	$ 60,000,000.00	Fort Worth
Company Ops Facilities #2		X	Ft. Bliss	IDIQ - UR	3 yrs	$ 100,000,000.00	Albuquerque
Barracks #3		X	Ft. Bliss	IDIQ - UR	3 yrs	$ 200,000,000.00	Fort Worth
Physical Fitness Center			Ft. Bliss	"C" Type - UR		Per Project	Little Rock

Phase I = 0 to 4 Months
Phase 2 = 4 to 8 Months
Remaining Projects = Projected to be executed within 3 year period

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Acquisition Strategy

Regional Three Year Program (8(a), HUBZone & SDVOSB)							
Product Line	Phase	PL Contracts	Primary Location	Contract Type	Ordering Period	Max Combination of Orders	Executing District
Unit Storage	1	X	Ft. Bliss	IDIQ - 8(a)	3 yrs	$ 20,000,000.00	Sacramento
Ammo Storage	2	X	Ft. Bliss	IDIQ - 8(a)	3 yrs	$ 20,000,000.00	Galveston
Training Ranges #2	2		Ft. Bliss	MATOC - 8(a)	5 yrs	$ 10,000,000.00	Fort Worth
Fuels			Ft. Bliss	"C" Type - 8(a)		Per Project	Fort Worth
Dining Facilities	1	X	Ft. Bliss	IDIQ - HUBZone	3 yrs	$ 20,000,000.00	Little Rock
Parking	1	X	Ft. Bliss	MATOC HUBZone	3 yrs	$ 30,000,000.00	Galveston
Infrastructure #2	1		Ft. Bliss	MATOC - HUBZone	5 yrs	$ 30,000,000.00	Fort Worth
CDC	2	X	Ft. Bliss	IDIQ - HUBZone	3 yrs	$ 20,000,000.00	Little Rock
Fire Station		X	Ft. Bliss	IDIQ - HUBZone	3 yrs	$ 24,000,000.00	Fort Worth
Chapel			Ft. Bliss	"C" Type - HUBZone		Per Project	Fort Worth
Physical Fit #2			SWR	"C" Type - HUBZone		Per Project	Little Rock
Parking	1	X	Ft. Bliss	MATOC SDVOSB	3 yrs	$ 15,000,000.00	Galveston
ACP	1	X	Ft. Bliss	IDIQ - SVDOSB *	3 yrs	$ 10,000,000.00	Little Rock

Phase I = 0 to 4 Months
Phase II = 4 to 8 Months
Remaining Projects = Projected to be executed within 3 year period

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Questions/Comments

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